

INTRODUCTION

CPS ENERGY



CPS ENERGY

Established in 1860, CPS Energy is the nation's largest community-owned, natural gas and electric company, providing safe, reliable, and competitively priced service to 950,129 electric and 389,116 natural gas customers in San Antonio and portions of seven adjoining counties. We are among the top public power wind energy buyers in the nation and number one in Texas for solar generation.

For more information, visit cpsenergy.com.



PURPOSE, NEED & SCOPE



The Electric Reliability Council of Texas (ERCOT) endorsed this project as a needed transmission system improvement on the CPS Energy system on July 26, 2024.

SCOPE:

CPS Energy proposes to construct an approximate five-mile 138kV transmission line extension to a new substation (Omicron) in the western part of Bexar County. The line extension will loop into the existing Cagnon to Howard Rd 138kV transmission line.

PURPOSE & NEED:

The proposed project is needed to increase the load-serving capability of the far western portion of the CPS Energy transmission system to accommodate increasing customer load growth in the area, including new large customer loads.

GENERATION TO CUSTOMER DIAGRAM



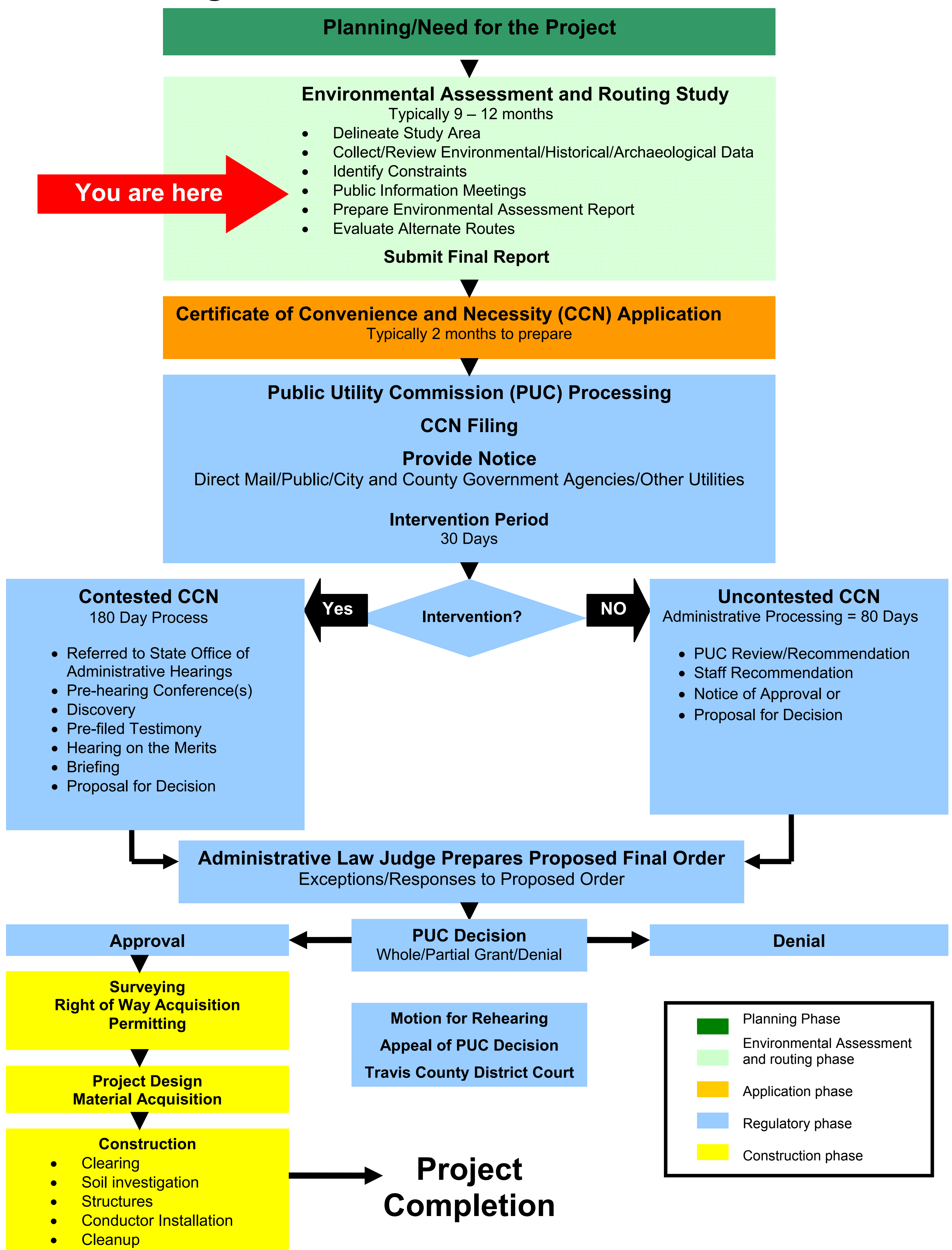
ELECTRIC GENERATION AND DISTRIBUTION



CCN PROCESS



Licensing Process for New Transmission Facilities



CCN PROCESS HIGHLIGHTS



Application & Notification

- CPS Energy submits Application to the Public Utility Commission of Texas (PUC) to Amend CPS Energy's Certificate of Convenience and Necessity (CCN)
- CPS Energy provides notice to:
 - Landowners (as listed on the county tax rolls) whose property is crossed
 - Landowners who own habitable structures within 300 feet of segment (as listed on the county tax rolls)
 - Texas Parks & Wildlife
 - Department of Defense
 - Municipalities within five miles
 - Other Electric Utilities within five miles
 - Bexar County
 - Office of Public Utility Counsel
- CPS Energy publishes notice of the filed application in a newspaper of general circulation in Bexar County within a week of filing the application

PUC Public Participation

- Landowners and other potentially impacted persons have 30 days to file a request to participate (intervene) in the PUC proceeding
- If no parties intervene, the PUC staff conduct a review and issue a recommendation.
- If parties intervene, testimony may be filed, and an administrative hearing is held. After the hearing process, an Administrative Law Judge (ALJ) will prepare a recommendation to the PUC (a Proposal for Decision). The ALJ will consider the following when making a ruling:
 - Community values, recreational and park areas, historical and aesthetic values, environmental integrity, and other factors associated with the need for the project
 - Engineering constraints, costs, and moderation of impact on affected community and landowners

PUC Decision

- Within approximately 6 months of the application filing (if contested) the governor- appointed PUC Commissioners will approve the application, deny the application, or approve the application with modifications. The PUC's approval will extend to the overall project need.

ANTICIPATED TIMELINE



Gather information and land use data
In progress

Send letters to landowners
- Complete
January 2025

Hold Open House
February 2025

Complete Environmental Analysis and Routing Assessment
Estimated May 2025

Submit CCN application to The Public Utility Commission
of Texas (PUC) and notify directly affected landowners and
required entities
Estimated June 2025

Receive CPS Energy Ruling from the PUC
regarding project
Estimated January 2026

Start construction
Estimated October 2026

Complete construction
Estimated November 2027

TRANSMISSION FACTS



- Typical 138kV Monopole Heights are 90'-120' but could be as high as 170' depending on terrain and span length.
- Typical 138kV Span Lengths are 600'-1,000' depending on route variables.
- Typical 138kV Pole Foundation Diameter is 8'-12'



TYPICAL 138kV TRANSMISSION POLES



STAGES OF CONSTRUCTION



Easement is cleared enough to access pole locations

Foundation-reinforcing cage is assembled

Foundation is drilled and poured

Transmission structure is installed

Conductors are pulled into place

Right-of-way is cleaned up



ACQUISITION ELEMENTS

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- Mail “Bill of Rights” letter to affected landowners
- Contact property owner
- Obtain permission to conduct survey(s)
- Survey establishes boundaries of easement (Simultaneously perform environmental/cultural surveys)
- Easement area is defined/described by a Registered Professional Land Surveyor
- Value of Easement established by an independent appraiser
- Negotiate with property owner for Easement or right-of-way for utility use

RIGHT-OF-WAY TERMS TO KNOW



EASEMENT:

A right created by grant, reservation, agreement, or implication, which one party has in another party's land.

SURVEY:

The measurement of the boundaries of a parcel of land, its area, and sometimes its topography.

APPRAISAL:

The act or process of developing an opinion of value; an opinion of value.

NEGOTIATION:

The process by which two or more parties resolve differences to reach a mutually acceptable agreement.

EMINENT DOMAIN:

A governmental right to acquire private property for public use by condemnation, and the payment of just compensation.

FAIR MARKET VALUE:

The price that would be negotiated between a willing seller and a willing buyer in a reasonable time, usually arrived at by comparable sales in the same area.

STATE OF TEXAS LANDOWNER BILL OF RIGHTS:

Property owner rights that apply to any attempt by the government or a private entity to take your property, as prescribed in Texas Government Code Sec. 402.031 and Chapter 21 of the Texas Property Code.

TYPICAL TRANSMISSION EASEMENTS



Clearing around transmission poles



Clearing along route

ENVIRONMENTAL ASSESSMENT



- An Environmental Assessment is prepared to address land use, visual resources, socioeconomic elements, biological/ecological resources, geology and soils, hydrology, and cultural resources within the regional study area and along the routes.
- Halff professionals with expertise in different environmental disciplines (wildlife biology, plant ecology, land use/planning, and archaeology) evaluate the routes based upon environmental and land use conditions present along the route, augmented by aerial photograph interpretation and field surveys from public rights-of-way, where possible, and the general routing methodology used by Halff and other environmental criteria.

LOCAL, STATE & FEDERAL AGENCIES CONTACTED/NOTIFIED



FEDERAL

Federal Aviation Administration
Federal Emergency Management Agency
U.S. Department of Agriculture - National Resources Conservation Services
U.S. Army Corps of Engineers
U.S. Department of Defense Military Aviation and Installation Assurance Siting Clearinghouse
U.S. Environmental Protection Agency
U.S. Fish Wildlife Service
U.S. Congressmen

STATE

Texas State Senate
Texas House Representative(s)
Railroad Commission of Texas
Texas Commission on Environmental Quality
Texas Department of Transportation
Texas General Land Office
Texas Historical Commission
Texas Parks and Wildlife Department
Texas Water Development Board

LOCAL

City of San Antonio - Economic Development Department
City of San Antonio - Department of Planning
City of San Antonio - Parks and Recreation Department
City of San Antonio - Public Works Department City of San Antonio - Transportation
City of San Antonio Office of Historic Preservation Development and Business Services Center
City of San Antonio - Mayor Alamo Area Council of Governments
Alamo Soil and Water Conservation District
San Antonio World Heritage Office
San Antonio Water System
Edwards Aquifer Authority
San Antonio River Authority
Bexar County Judge
Bexar County Commissioners
Bexar County Economic Development
Bexar County Floodplain Development Services
Bexar County Historical Commission
Bexar County Manager
Medina Valley Independent School District (ISD)
Northside ISD
Southwest ISD

NON-GOVERNMENTAL ORGANIZATION

The Nature Conservancy
Texas Land Trust Council
Texas Land Conservancy
Texas Agricultural Land Trust
Texas Cave Management Association

LAND USE & ENVIRONMENTAL EVALUATION CRITERIA



EVALUATION CRITERIA

Land Use

- 1 Length of alternative route (miles)
- 2 Number of habitable structures¹ within 300 feet of the route centerline
- 3 Length of ROW using existing transmission line ROW
- 4 Length of ROW parallel and adjacent to existing transmission line ROW
- 5 Length of ROW parallel and adjacent to other existing ROW (roadways)
- 6 Length of ROW parallel and adjacent to apparent property lines² (or other natural or cultural features, etc.)
- 7 Sum of evaluation criteria 4, 5, and 6
- 8 Percent of evaluation criteria 4, 5, and 6
- 9 Length of ROW across parks/recreational areas³
- 10 Number of additional parks/recreational areas³ within 1,000 feet of ROW centerline
- 11 Length of ROW across cropland
- 12 Length of ROW across pasture/rangeland
- 13 Length of ROW across land irrigated by traveling systems (rolling or pivot type)
- 14 Length of route across conservation easements and/or mitigation banks (Special Management Area)
- 15 Length of route across gravel pits, mines, or quarries
- 16 Length of ROW parallel and adjacent to pipelines⁴
- 17 Number of pipeline crossings⁴
- 18 Number of transmission line crossings
- 19 Number of interstate, U.S. and state highway crossings
- 20 Number of FM or RM road crossings
- 21 Number of FAA registered public/military airports⁵ with at least one runway more than 3,200 feet in length located within 20,000 feet of ROW centerline
- 22 Number of FAA registered public/military airports⁵ having no runway more than 3,200 feet in length located within 10,000 feet of ROW centerline
- 23 Number of private airstrips within 10,000 feet of the ROW centerline
- 24 Number of heliports within 5,000 feet of the ROW centerline
- 25 Number of commercial AM radio transmitters within 10,000 feet of the ROW centerline
- 26 Number of FM radio transmitters, microwave towers, and other electronic installations within 2,000 feet of ROW centerline
- 27 Number of identifiable existing water wells within 200 feet of the ROW centerline
- 28 Number of oil and gas wells within 200 feet of the ROW centerline (including dry or plugged wells)

Aesthetics

- 29 Estimated length of ROW within foreground visual zone⁶ of IH, US and state highways
- 30 Estimated length of ROW within foreground visual zone⁶ of FM/RM roads
- 31 Estimated length of ROW within foreground visual zone^{6,7} of parks/recreational areas³

Ecology

- 32 Length of ROW through upland woodlands/brushlands
- 33 Length of ROW through bottomland/riparian woodlands
- 34 Length of ROW across National Wetlands Institute (NWI) mapped wetlands
- 35 Length of ROW across critical habitat of federally listed endangered or threatened species
- 36 Length of ROW across open water (lakes, ponds)
- 37 Number of stream and river crossings
- 38 Length of ROW parallel (within 100 feet) to streams or rivers
- 39 Length of ROW across Edwards Aquifer Contributing Zone
- 40 Length of ROW across FEMA mapped 100-year floodplain

Cultural Resources

- 41 Number of cemeteries within 1,000 feet of the ROW centerline
- 42 Number of recorded cultural resource sites crossed by ROW
- 43 Number of additional recorded cultural resource sites within 1,000 feet of ROW centerline
- 44 Number of NRHP listed properties crossed by ROW
- 45 Number of additional NRHP listed properties within 1,000 feet of ROW centerline
- 46 Length of ROW across areas of high archaeological site potential

Notes: All length measurements are shown in miles unless noted otherwise.

¹ Single-family and multi-family dwellings, and related structures, mobile homes, apartment buildings, commercial structures, industrial structures, business structures, churches, hospitals, nursing homes, schools, or other structures normally inhabited by humans or intended to be inhabited by humans on a daily or regular basis within 300 feet of the centerline of a transmission project of 230 kV or more.

² Apparent property boundaries created by existing roads, highways, or railroad ROWs are not "double-counted" in the length of ROW parallel to apparent property boundaries criteria.

³ Defined as parks and recreational areas owned by a governmental body or an organized group, club, or church within 1,000 feet of the centerline of the project.

⁴ Only steel pipelines six inches and greater in diameter carrying petrochemicals were quantified in the pipeline crossing and paralleling calculations.

⁵ As listed in the Chart Supplement South Central US (FAA 2024b formerly known as the Airport/Facility Directory South Central US) and FAA 2024a.

⁶ One-half mile, unobstructed. Lengths of ROW within the visual foreground zone of interstates, US and state highway criteria are not "double-counted" in the length of ROW within the visual foreground zone of FM roads criteria.

⁷ One-half mile, unobstructed. Lengths of ROW within the visual foreground zone of parks/recreational areas may overlap with the total length of ROW within the visual foreground zone of interstates, US and state highway criteria and/or with the total length of ROW within the visual foreground zone of FM roads criteria.